

On motion of **Ms. Van Vrancken**, seconded by **Ms. Lee-Sheng**, the following resolution was offered:

**RESOLUTION NO. 134813**

A resolution requesting and authorizing the Planning Department and the Planning Advisory Board to study the zoning and future land use of the area currently zoned C-1 Neighborhood Commercial District and consisting of properties fronting Hector Avenue and Iona Street between Frisco Avenue and Avenue A as shown on a map titled "Hector Ave C-1 Study" dated 12/4/2019; with the intent of rezoning the area from the existing zoning district to the most appropriate zoning district and changing the Future Land Use category to the most appropriate FLU category; establishing interim development standards during the study; and providing for related matters. (Council District 5)

**WHEREAS**, Hector Avenue and Iona Street, between Frisco Avenue and Avenue A, are local neighborhood streets, and this section of Iona Street is a dead-end with access only from Avenue A; and

**WHEREAS**, properties fronting these sections of Hector Avenue and Iona Street are mostly developed with single-family dwellings but are zoned C-1 Neighborhood Commercial District; and

**WHEREAS**, the C-1 District does not allow the construction of new single-family dwellings but does allow neighborhood commercial uses and mixed-use buildings; and

**WHEREAS**, interim development standards are necessary to protect public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Jefferson Parish Council, acting as governing authority of Jefferson Parish, Louisiana:

**SECTION 1.** That the Planning Department and the Planning Advisory Board are hereby authorized to study the zoning and future land use of the area currently zoned C-1 Neighborhood Commercial District and consisting of properties fronting Hector Avenue and Iona Street between Frisco Avenue and Avenue A as shown on a map titled "Hector Ave C-1 Study" dated 12/4/2019; with the intent of rezoning the area from the existing zoning district to the most appropriate zoning district and changing the Future Land Use category to the most appropriate FLU category; and providing for related matters.

**SECTION 2.** That the following interim development standard is hereby established: The regulations of the R-1A Single-Family Residential District and OMNCD Old Metairie Neighborhood Conservation District shall apply.

**SECTION 3.** The interim development standard set forth in this resolution is in accordance with and by the authority of Sec. 33-2.21.5 of the Jefferson Parish Code of Ordinances, providing, in pertinent part, that when the Jefferson Parish Council initiates a study to prepare an amendment to the text or official maps of Chapter 33, Chapter, 40, or the Comprehensive Plan, and pending final disposition of the study, the Jefferson Parish Council may establish interim development standards that provide for reasonable approval conditions for certain types of development applications that would otherwise be affected by the study for one (1) year, which may be extended by the Jefferson Parish Council for not longer than one (1) six (6)-month period.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

**YEAS: 7**

**NAYS: None**

**ABSENT: None**

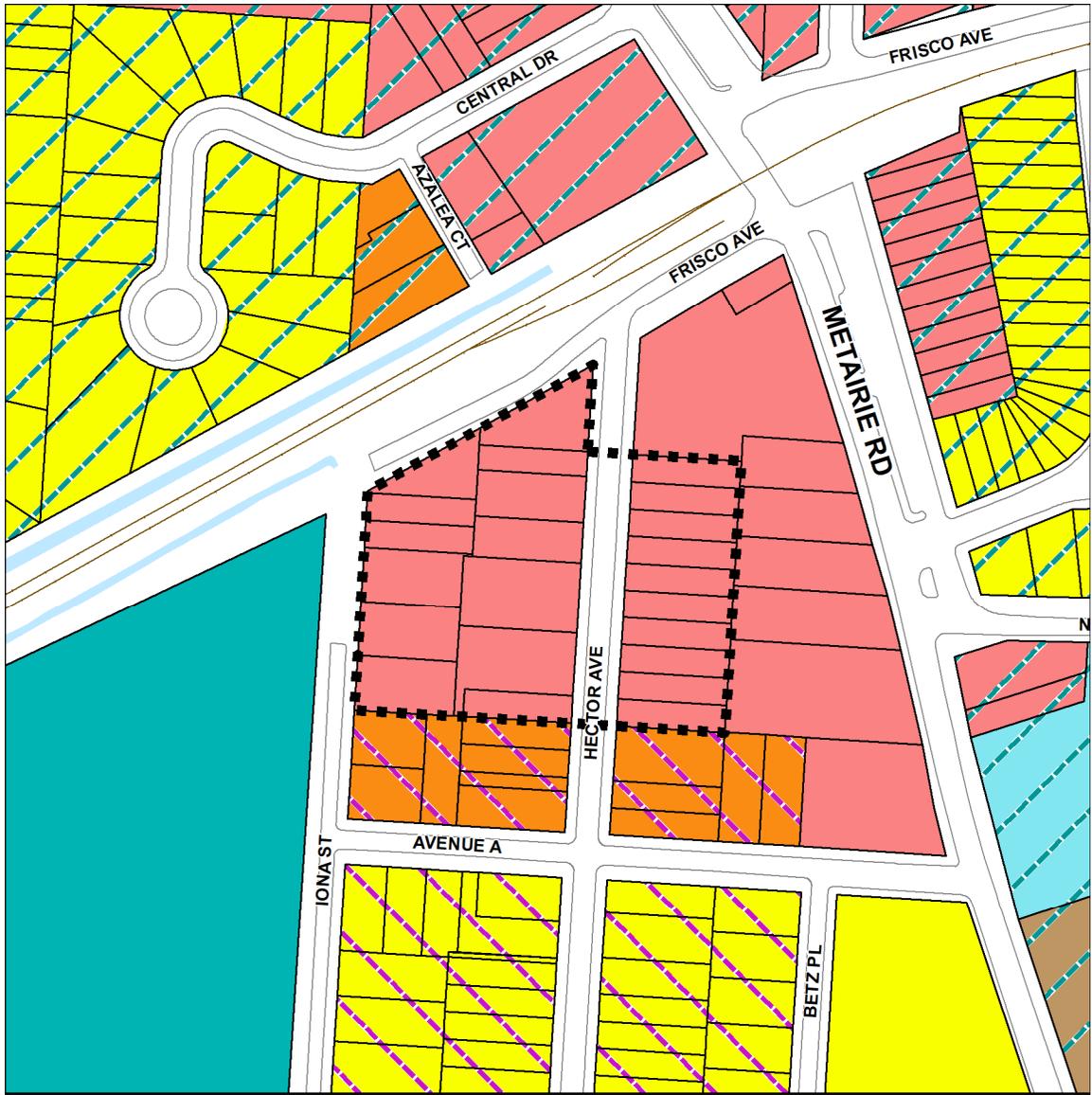
The resolution was declared to be adopted on this **18th day of December, 2019.**

THE FOREGOING IS CERTIFIED  
TO BE A TRUE & CORRECT COPY

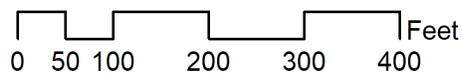


EULA A. LOPEZ  
PARISH CLERK

JEFFERSON PARISH COUNCIL



**Hector Ave C-1 Study**  
 12/4/2019



Prepared by the Planning Department on 12/4/2019

**Current Zoning**

Overlay	Base
 MRTPD	 R-1C
 OMNCD	 R-1A
	 R-2
	 R-3
	 GO-1
	 C-1